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MEETING OF THE SULLIVAN'S ISLAND DESIGN REVIEW BOARD

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8 DATE: October 21, 2009

9 TIME: 6:00 p.m.

10 LOCATION: SULLIVAN'S ISLAND TOWN HALL

1610 Middle Street

11 Sullivan's Island, SC 29482

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REPORTED BY: NANCY ENNIS TIERNEY, CSR (IL)

22 CLARK & ASSOCIATES

P.O. Box 73129

23 North Charleston, SC 29415

(843) 762-6294

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A P P E A R A N C E S

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4 DESIGN REVIEW BOARD MEMBERS:

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PAT ILBERTON - Chair

6 STEPHEN HERLONG - Vice Chair

DUKE WRIGHT - Secretary

7 BETTY HARMON - Member

FRED REINHARD - Member

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ALSO PRESENT: Kat Kenyon - Administrative

11 Randy Robinson - Zoning Administrator

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1 MR. ILDETON: This is the October 21st,  
2 2009 meeting of the Sullivan's Island Design Review  
3 Board. It is now 6:00. The members in attendance are  
4 Duke Wright, Pat Ilderton, Steve Herlong, Betty Harmon  
5 and Fred Reinhard. Do I hear a motion to amend the  
6 agenda?

7 MR. HERLONG: I make a motion that we amend  
8 the agenda to move Item 2, the 2608 I'On windows, to a  
9 staff approval status.

10 MR. ILDETON: Do I hear a second?

11 MR. WRIGHT: Second.

12 MR. ILDETON: Discussion? Everybody in  
13 favor?

14 MR. WRIGHT: Aye.

15 MR. ILDETON: Aye.

16 MR. HERLONG: Aye.

17 MS. HARMON: Aye.

18 MR. REINHARD: Aye.

19 MR. ILDETON: All right. Moving right  
20 along. 2320 I'On, new construction. Oh, approval of  
21 the minutes.

22 MR. WRIGHT: I move the minutes of the  
23 September 16th, 2009 meeting be approved as written.

24 MR. ILDETON: Do I hear a second?

25 MR. HERLONG: I second.

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1 MR. ILDETON: Everybody in favor?

2 MR. WRIGHT: Aye.

3 MS. HARMON: Aye.

4 MR. HERLONG: Aye.

5 MR. REINHARD: Aye.

6 MR. ILDETON: 2320 I'On, new construction.  
7 Randy?

8 MR. ROBINSON: This is 2320 I'On Avenue.  
9 It's been before you before for conceptual approval and  
10 now they are coming for preliminary approval.

11 It's to construct a second home on the  
12 lot. You-all had some concerns at the last meeting. I  
13 believe the architect, Elizabeth Allen, has addressed  
14 those concerns and is bringing it back to you for  
15 preliminary this time. So there is still an  
16 opportunity, if there is something in here to change.  
17 And I will save any comments for my little portion.

18 MR. ILDETON: Great.

19 MS. ALLEN: Good evening. I'm Elizabeth  
20 Allen with Allen Design, here representing the Hellers,  
21 the property owner.

22 As Randy said, we are here for  
23 preliminary approval. The things that have changed from  
24 conceptual approval, there were some inconsistencies in  
25 the plans and elevations at conceptual. Those have been

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1 straightened out so the elevations and the plans match  
2 each other.

3                   None of our lot coverage numbers,  
4 setback numbers, anything like that have changed from  
5 the last presentation. We are within allowable limits  
6 for everything. Because this is a second structure on  
7 the lot, we are not allowed to ask for any relief to  
8 anything, nor are we asking for any relief to anything.

9                   We will be making -- we have an  
10 application currently in to the Board of Zoning Appeals  
11 for the special exception permission that they will need  
12 and are allowed to grant us for this second house on the  
13 lot, and we will have that meeting prior to coming back  
14 to you-all again for final approval at next month's  
15 meeting.

16                   MR. ILDERTON: Great. Thank you. Is there  
17 any public comment on this application?

18                   MS. MOORE: I am Ann Moore, 1852 Middle  
19 Street. Now, you plan to put a second house on your  
20 lot?

21                   MS. ALLEN: I'm the architect, but, yes,  
22 ma'am, we are planning to put a second house on the lot.

23                   MS. MOORE: Well, I have always thought one  
24 house to one lot. That was an ordinance many years ago,  
25 and to my knowledge that has never been broken.

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1                   Because I know we had a second house on  
2 our lot years ago, and it burned, and we were not  
3 allowed to put another house on the lot.

4                   MS. ALLEN: Yes. This particular situation  
5 is a special one in that the existing historic house is  
6 less than 1,200 square feet, so there is an exception in  
7 the current ordinance that you can build a second home  
8 as long as the combined structure's square footage does  
9 not exceed the maximum total allowable on the lot.

10                   MS. MOORE: Well, again --

11                   MR. ILDERTON: Let's have the dialogue  
12 between, Ms. Moore, you and us.

13                   MS. ALLEN: Okay. Sorry.

14                   MR. ILDERTON: That is not for you to  
15 comment on. Thank you, Elizabeth.

16                   MS. MOORE: But they said if we did put --  
17 because there was a house for sale down -- I think the  
18 Floterpoppin (phonetic) Gaber (phonetic) house at the  
19 end of the island that Judge Fromberg -- where the  
20 Hagerty property is now, and we wanted to buy the house,  
21 and we appeared before the -- they didn't have a  
22 council. It was Aggie Mueller. She was one of the  
23 three on the township at the -- not the township, but  
24 the council at the time.

25                   And she said if we wanted to build, you

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1 know, build -- bring the house there, we had to attach  
2 it to the original house.

3                   MR. ILDERTON: Yes, ma'am.

4                   MS. MOORE: It couldn't be one house.

5                   MR. ILDERTON: And, Ms. Moore, the ordinance

6 has been changed since then. It was that way for many,  
7 many years, I know most of the years I have been living  
8 on the island.

9 MS. MOORE: But once you put two houses -- I  
10 don't mind the houses within a certain, you know,  
11 footage. But once you start putting two houses on a  
12 lot, how many houses or townhouses could you put on a  
13 half an acre lot?

14 MR. ILDERTON: Well, it won't happen,  
15 because there is only special exceptions.

16 MS. MOORE: Well, it just needs one special  
17 exception. It just needs one special exception.

18 MR. ILDERTON: All right. Is there any  
19 other public comment on this application? All right,  
20 public comment section is closed.

21 And, Randy, anything else you need to  
22 mention?

23 MR. ROBINSON: The only other questions I  
24 have are probably for Elizabeth. Some of this house  
25 shows like a one-over-two window and some shows like a  
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1 two-over-two. Is that --

2 MS. ALLEN: It will be all two-over-two.

3 MR. ROBINSON: It will be all two-over-two?

4 MS. ALLEN: Yes. Sorry about that.

5 MR. ROBINSON: And then, you know, I scaled  
6 out the height, and you are allowed to go three feet  
7 above base flood elevation, and it looks like it's  
8 3 feet 6 inches. Is that -- you might need to look at  
9 that and just --

10 MS. ALLEN: It will not be more than the  
11 allowable in the zoning ordinance at all. We end up  
12 with like seven feet, seven foot six, something like  
13 that, between grade and the lowest horizontal member.

14 MR. ROBINSON: Okay. And we can work that  
15 out just to make sure in permitting that it is no more  
16 than the allowed height.

17 MR. ILDERTON: Great. Thank you. Duke?

18 MR. WRIGHT: This is not a final submission,  
19 is it?

20 MR. ILDERTON: It's preliminary.

21 MR. WRIGHT: I don't have any problems with  
22 it.

23 MR. ILDERTON: Okay. It's a pretty  
24 straightforward little structure. I was wondering, did  
25 the owners or you have any possible plans of maybe any  
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1 shutter work or anything like that? It might maybe  
2 dress the house up a little bit. I mean, it's pretty  
3 straightforward. It does not clash with the little  
4 structure that is on there, but --

5 MS. ALLEN: Not right now.

6 MR. ILDERTON: Okay. But I don't see  
7 anything too much to object to. Steve?

8 MR. HERLONG: No. They are very minor,  
9 minor changes from the first submittal, and I thought  
10 that was a very good solution to adding this house that

11 will be very compatible with the small structure that is  
12 already there.

13 It looks like you might have made a few  
14 railing adjustments, et cetera, but I think it's a great  
15 solution. I'm in favor. Betty?

16 MS. HARMON: I am in favor of it, too. I  
17 like it.

18 MR. REINHARD: I agree. I think it's very  
19 sympathetic to the existing structure, and I would like  
20 to move for preliminary approval.

21 MR. ILDERTON: Do I hear a second?

22 MR. HERLONG: I second.

23 MR. ILDERTON: Discussion? Everybody in  
24 favor?

25 MR. WRIGHT: Aye.

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1 MR. ILDERTON: Aye.

2 MR. HERLONG: Aye.

3 MS. HARMON: Aye.

4 MR. REINHARD: Aye.

5 MS. ALLEN: Thank you very much.

6 MR. ILDERTON: 2420 Myrtle, historic  
7 alteration.

8 MR. FLEMING: Can we skip on the agenda? We  
9 have people stuck in traffic, the bridge.

10 MR. ILDERTON: Here now? Okay, sure. Do we  
11 have to make a motion and all that?

12 MS. KENYON: Yes.

13 MR. ILDERTON: We do? Okay. Do I hear a  
14 motion to skip -- to put this at the end?

15 MR. WRIGHT: What comes up next, 1019?

16 MR. ILDERTON: 1019 Middle Street.

17 MR. WRIGHT: I move that we move 1019 Middle  
18 to follow 2320 I'On, and 2420 Myrtle, move to the end of  
19 the agenda.

20 MS. HARMON: I second.

21 MR. ILDERTON: Discussion? Everybody in  
22 favor?

23 MR. WRIGHT: Aye.

24 MR. ILDERTON: Aye.

25 MR. HERLONG: Aye.

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1 MS. HARMON: Aye.

2 MR. REINHARD: Aye.

3 MR. ILDERTON: Great. All right.

4 MR. HERLONG: I am recusing myself.

5 (Mr. Herlong recused himself from the 1019  
6 Middle Street presentation.)

7 MR. ILDERTON: So we are on to 1019 Middle,  
8 and we are down to four members here. I don't know if  
9 there is any --

10 MS. KENYON: No, we are fine.

11 MR. ILDERTON: All right, Randy, 1019 Middle  
12 Street.

13 MR. ROBINSON: 1019 Middle Street. This is  
14 a structure in the historic district. It is not  
15 designated as historic.

16                   Along with this application, they  
17 haven't asked for it, but they will need to get approval  
18 for demolition of the existing structure that is there.  
19 The structure that is there was built after Hugo, so  
20 it's not a historic structure. It isn't contributing in  
21 the district.

22                   MR. WRIGHT: They don't come here for  
23 demolition approval?

24                   MR. ROBINSON: Well, they will have to ask  
25 for demolition approval, or you-all will have to give

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1 them demolition approval because this house is in the  
2 historic district, and any structure in the historic  
3 district has to get approval --

4                   MR. ILBERTON: Has to get approval.

5                   MR. ROBINSON: -- to be demolished, whether  
6 it's historic or not.

7                   MR. WRIGHT: So they are not asking for  
8 demolition tonight? Is that true?

9                   MS. COCHRAN: That is not part of our  
10 submittal, but if it's necessary.

11                   MR. WRIGHT: I didn't see it.

12                   MR. ROBINSON: You-all could make it part of  
13 your motion, even though it wasn't asked for. If you  
14 approve the design, you will probably want to approve  
15 demolition of the structure at the same time.

16                   This is a rather large lot. They are  
17 allowed 5,400 square feet of house on this lot, 5,421  
18 square feet. They are asking for an increase of  
19 174 square feet. They are also asking for some  
20 principal building side facade increases of 9.4 feet on  
21 one side.

22                   In front of you you have elevations of  
23 the structure, site plans, let's see, and floor plans of  
24 the structure. And I will save any other comments for  
25 my comment section.

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1                   MR. ILBERTON: Great. Thank you. Yes, we  
2 are all ready. Thank you.

3                   MS. COCHRAN: I am Sabrina Cochran, and I am  
4 here representing Scott and Kaye Smith.

5                   MS. HARMON: I can't hear you.

6                   MS. COCHRAN: I'm sorry. I am here  
7 representing Scott and Kaye Smith, and Scott Smith is  
8 here with us tonight, and they own this lot at 1019  
9 Middle Street.

10                   Scott and Kaye and their three children  
11 have been living on the island about four years or so.  
12 They live in a house on Middle Street right now, but  
13 they wanted to design and build a home that was more  
14 customized for them, so they took their time to find  
15 just the right property, and they were very fortunate to  
16 find this lot at 1019 Middle.

17                   The reason we are here, like Randy said,  
18 we are in a Sullivan's Island historic district and we  
19 are asking the DRB to review a request for a small  
20 increase in square footage. We are also requesting

21 minimal side facade relief, as Randy mentioned as well.

22           When we began designing this home for  
23 the Smiths, the most important thing to all of us was  
24 really to be sensitive to and compatible with the  
25 surrounding neighborhood. The property to the left, or

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1 south, of the Smiths is a small historic 1-1/2 story  
2 cottage, and they have a detached dependency on the  
3 front street side of the property. The house to the  
4 right, or the north, also was a historic structure. It  
5 has a large addition, and also has a detached dependency  
6 on the street side of the home.

7           We chose to design the Smiths' as a  
8 1-1/2 story home, as you can see in these elevations.  
9 And, additionally, we have linked the front portion  
10 here, this front area, to be compatible with both of  
11 those neighboring properties, and I will describe that a  
12 little further as we go on.

13           Their lot is about three-quarters of an  
14 acre, as Randy mentioned. It's a pretty large lot. And  
15 we are allowed, by ordinance, to build 5,421 square  
16 feet. We are asking you, as the DRB, to grant 3.2  
17 percent of relief to the 174 square feet.

18           Because we used what would normally be  
19 attic space up here under the roof to design all the  
20 second floor heated square feet, the requested  
21 additional square footage would have no visual impact  
22 whatsoever on the view from the street, nor from the  
23 harbor.

24           The authority the DRB members are given  
25 to grant this square footage we believe is intended for

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1 a case just like this, a larger lot with a home that we  
2 have designed to be very compatible within the  
3 surrounding neighborhood. Also, the surrounding  
4 neighborhood around the Smiths has a wide variety of  
5 home sizes, but there are also many larger homes in the  
6 neighborhood as well.

7           For instance, we met with their  
8 neighbor, Ed Crawford, and he mentioned his house with  
9 the guest cottage is about 7,000 square feet. And just  
10 north of the Smiths is a home that is just under  
11 9,000 square feet. So we think their house would be  
12 well within the mix of the home sizes in their  
13 neighborhood.

14           Also, as mentioned previously, both of  
15 those homes do have a detached dependency on the front  
16 street side of the home, so we wanted to make this house  
17 compatible with those neighbors and with that idea.

18           So we took that section of house and we  
19 extended it out toward the street and defined it with a  
20 different style. In doing so, we had to slightly raise  
21 these second floor walls a little bit in order to  
22 accommodate a small guest bedroom upstairs here for  
23 them. We also wanted to treat it with a unique but  
24 architecturally compatible style to the main body of the  
25 house.

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1                   The next area we are requesting relief,  
2 as Randy said, is the principal building side facade and  
3 the second floor side setback. The north side of this  
4 portion of the home here is 39 feet 4 inches, which is  
5 9 feet 4 inches more than the allowed 30 feet. But in  
6 our architectural opinion, we think that element is  
7 still -- you can see it here, too, in here -- is still  
8 proportional.

9                   And it makes sense, I think, if you look  
10 at the side facade where we have the indentation where  
11 we pulled it forward and tried to link it so much for  
12 those neighbors.

13                   And then we are also asking for side  
14 setback relief on this very short portion, a two-story  
15 wall. The ordinance describes the two-story portion be  
16 set back two feet, but we feel like we met the intent of  
17 the ordinance with this trim detail, changing materials,  
18 having a very short portion of wall here. We believe we  
19 have met the intent of the ordinance without that  
20 two-foot additional setback.

21                   That said, I would like to now go  
22 through the nine standards of neighborhood compatibility  
23 as it applies to their home.

24                   The first one is setback pattern,  
25 foundation elevation and building height. We are well

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1 within the setbacks both in the front and the back. As  
2 we mentioned before, we are well within the front and  
3 back setbacks. This is the front setback way up here,  
4 and we are well behind that. The rear setback, they are  
5 allowed to build out at least as far as the neighboring  
6 property, which is way out here, and we are well behind  
7 that.

8                   It is really important to the Smiths to  
9 not encroach on their neighbors' views, so we took a  
10 line from this corner to this corner and made sure we  
11 did not encroach on those neighbors' view, stayed well  
12 back beyond what they could have built out to to really  
13 try to be compatible and work with the neighbors.

14                   Also, the side setbacks, their lot gives  
15 them about 37 feet of setback, and the house that is  
16 there now has about a 12-foot and a 13-foot setback, so  
17 25. So this house is also a little narrower than the  
18 current home that exists there now.

19                   We also designed the house dimensions to  
20 fit within the roof lines. We have a 1-1/2 story home,  
21 and it fit between -- we have a very high flood  
22 elevation and then the 38-foot height limit.

23                   The next standard is massing and  
24 orientation. We did attempt to reduce the mass of the  
25 house in several ways. Most of the square footage is

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1 all located on the first floor, as you can see on the  
2 floor plans, and we are fortunate enough to have a large  
3 lot that could accommodate that type of plan.

4                   The heated area we did design on the



5 second floor is all within the roof lines, as we  
6 mentioned. The plans also can be broken up into several  
7 elements with distinct roof lines, a lot of  
8 architectural detailing, a lot of dormers.

9 And, also, the way the house is  
10 oriented, it's very far back from the street, and there  
11 is a lot of heavy landscaping, as you can see here.  
12 This is a photograph of the existing home. There is a  
13 beautiful live oak that they are keeping, and all of  
14 these trees they are keeping, so very similar to this.  
15 You just barely get glimpses of that front elevation  
16 because it's hidden by all of that beautiful landscaping  
17 they are keeping. So I think we really made a good  
18 effort in making it compatible with the scale and the  
19 siting within the neighborhood.

20 The window and door patterns is the next  
21 standard. And, as you can see, the fenestration is  
22 designed to be more vertical in pattern. It's a more  
23 traditional look, and it fits well into the surrounding  
24 historic neighborhood.

25 Porches, decks and patios is the next

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1 standard for neighborhood compatibility. The street  
2 facing facade, which is this one, has a nice, large  
3 wrapping porch and encompasses most of that front  
4 elevation, and there are also porches and decks across  
5 the entire rear elevation, which you can see here as  
6 well.

7 The driveway, it's shown in your site  
8 plan, and it's intended to be 100 percent pervious  
9 pavers.

10 Treatment of front and side elevations  
11 is the next standard for neighborhood compatibility. I  
12 did speak earlier about this, but I will recap. Both of  
13 the houses to the left and the right have that detached  
14 dependency out front. We knew we couldn't duplicate  
15 that because of the ordinance now, but we did want to  
16 kind of recreate that look by separating that out,  
17 bringing that portion of the house out, linking it,  
18 giving it a separate roof line and adding some  
19 indentations. We wanted it to look like it could have  
20 been a separate structure like the neighbors', but it's  
21 not just because of the new ordinance.

22 Also, the side facades are broken up, as  
23 you can see here, to create detail, shadow and some  
24 articulation, but we do need some relief in that one  
25 section that is greater than 30 feet, and also that

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1 short two-story portion of wall.

2 The roof is the next standard. And we  
3 have a metal roof. As you can see, it's broken into  
4 many distinct elements. There is hip roofs, sheds, and  
5 there is a lot of dormers. We have lowered shed roofs  
6 here, and they really contribute to -- the low portions  
7 contribute to neighborhood compatibility and create a  
8 very welcoming entry on the street side elevation.

9 Architectural style. We have designed

10 exposed rafter tails, simple brackets. We are using  
11 traditional materials, metal roof, horizontal wood  
12 siding, wood shake. We have some stucco within portions  
13 of the main body of the house and a wrap at the  
14 foundation piers.

15 And the last standard is other factors  
16 relevant to the neighborhood. As I mentioned, we met  
17 with and talked with several of the neighbors in the  
18 neighborhood, showed them the plans. Everybody seemed  
19 to be in favor of it.

20 We spent a good bit of time meeting with  
21 the immediate next-door neighbor, Ed Crawford, because  
22 he was the one most impacted by the Smiths. And we  
23 assisted the Smiths and Mr. Crawford working together.

24 We shifted the house because his entry  
25 is on this side. We felt he was content, and the Smiths

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1 were happy, and it seemed like everybody came to a good  
2 resolution on that. And I believe he wrote a letter in  
3 support, that I guess will be read later.

4 So, with that said, we are requesting a  
5 certificate of appropriateness with the square footage  
6 and side setback relief I have discussed.

7 MR. ILDERTON: Great. Thank you.

8 MS. COCHRAN: And the demolition.

9 MR. ILDERTON: Is there any public comment  
10 on this application? I have several letters to read,  
11 but if anybody would like to say anything beyond the  
12 letters. Yes?

13 MR. FAVA: Eddie Fava, with EE Fava  
14 Architects. I was here tonight to speak to the  
15 application which comes after this when it is heard,  
16 but, ironically, my client, Nick Jones, owns a house  
17 right next door to the one that is being requested for a  
18 certificate of appropriateness and had asked us -- he  
19 was away and out of town, and I noted that this was on  
20 the application, and I think he simply would like the  
21 opportunity to perhaps speak with the neighbor and talk  
22 about this before it moves forward to any type of  
23 approval.

24 In doing so, he just asked if I could  
25 just put together something that would show the sense of

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1 scale -- I don't want to sit on top of you-all's -- of  
2 how it relates to his home, which is one of the most  
3 historic homes on the island.

4 And, again, not trying to stop  
5 everything in its tracks or anything, but he had never  
6 had the opportunity or been approached by the owner or  
7 the architects and would like very much to speak with  
8 them, and perhaps have it resubmitted at a later date.  
9 And he may speak to you as well tonight, but I have this  
10 for your reference if you need it.

11 MR. ILDERTON: Great.

12 MR. WRIGHT: Which house are you referring  
13 to? Is it the one south of the --

14 MS. COCHRAN: North side.

15 MR. ILDERTON: It's north.  
16 MS. COCHRAN: It's this house here.  
17 MR. ILDERTON: This one facing -- standing  
18 on the road facing --  
19 MS. HARMON: It's that green, dark green.  
20 MR. ILDERTON: It's on the left.  
21 MS. HARMON: Yes.  
22 MR. ILDERTON: Right, the smaller house.  
23 MS. HARMON: Yes.  
24 MR. WRIGHT: I don't quite understand  
25 what --

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1 MR. FAVA: I'm sorry. This may help  
2 you-all, and just so you-all are aware as well.  
3 MS. COCHRAN: It's this house here.  
4 MR. FAVA: Yes, exactly, the one right next  
5 to it. This is the site that shows the relationship.  
6 And this drawing is of the existing house, so you can  
7 see what that is, but that is the property that is  
8 immediately adjacent.  
9 MR. WRIGHT: So you are concerned with  
10 scale?  
11 MR. FAVA: Yes, sir, I believe scale and  
12 mass. And just the opportunity, as if Mr. Jones, I  
13 think, would speak to, that he would like to meet with  
14 the owner and the architects and maybe chat with them.  
15 It was the first he had seen or heard of it and was,  
16 needless to say, concerned about how it related to and  
17 impacted his property.  
18 MR. ILDERTON: Great. Thank you.  
19 MS. NELSON: Can we address --  
20 MR. SMITH: I would like to speak, if I may.  
21 MR. ILDERTON: Yes, sir, public comment.  
22 MR. SMITH: I am Scott Smith. I am the  
23 owner of that property. We have had the signs up there  
24 advertising that this was happening. I haven't gotten  
25 any calls from Mr. Jones. Actually, we are asking for

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1 174 feet. I think we are allowed 5,400, and I could  
2 come out, I think, about 30 feet in front of that house  
3 that is next to me on each side. What we have done is  
4 we have brought it back for that.  
5 So to maximize my value and not deter  
6 anybody else's values, that is the reason I'm asking for  
7 the 174 feet, is to give us -- that house we are going  
8 to be living in full time, and we want to be the rest of  
9 our days there, if no more hurricanes, big hurricanes  
10 come through.  
11 But I don't think -- I guess what I  
12 don't want to do is have to wait on somebody else's time  
13 line when it was advertised. They could have contacted  
14 you or they could have contacted me. And we are asking,  
15 once again, for 174 feet. And it's not 200 or  
16 2,000 feet bigger. It's not 30 feet out in front of  
17 this property, where this property could go to.  
18 So if it makes sense to the Board, I  
19 would ask the Board to pass it tonight so we can

20 continue to go forth and go forth with our plans. We  
21 have our schedules that we are trying to meet. So that  
22 is all I would like to ask for.

23 MR. ILBERTON: Thank you, sir. We are going  
24 to continue with the public comment section by reading  
25 these letters.

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1 MS. NELSON: Will we have a chance to  
2 address those comments after the letters?

3 MR. ILBERTON: No, I don't think so. I  
4 mean, we will probably -- we will have a dialogue with  
5 you-all, because that is what we do when we are in our  
6 discussion. We will have a regular -- the Board will  
7 have dialogue with you-all, and anybody else, really,  
8 after we get through the steps.

9 MS. NELSON: Okay.

10 MR. ILBERTON: We have the first letter,  
11 "Dear Randy, we have reviewed the plans for 1019 Middle  
12 Street and support the owners' application to the Design  
13 Review Board. The improvements to the property will be  
14 an asset to the neighborhood. We hope you are doing  
15 well. Jamie Brownlee and David Russell."

16 "To: Randy Robinson, Sullivan's Island  
17 zoning administrator. Herlong and Associates has taken  
18 the opportunity to show me the plans for the home to be  
19 built across the street from me at 1019 Middle Street.  
20 I understand they are asking for a small increase in the  
21 building square footage. I have no problem at all with  
22 the size and scale of the home. I think the design fits  
23 in well with the other homes around it, and since it is  
24 hardly seen from the street, will have no adverse effect  
25 on the surrounding neighborhood. Feel free to contact

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1 me if you have any questions. Sincerely, Randy Kerns,  
2 1026 Middle Street."

3 "Dear Board Members, the next door  
4 neighbors at 1019 Middle Street, Scott and Kaye Smith,  
5 and their architect, Steve Herlong, have been  
6 forthcoming in sharing with me the plans for their new  
7 home. They have sought my input and suggestions on the  
8 site placement of the house. I support the plans that  
9 they will present to the Board of Architectural Review  
10 on October 21st, and I hope that the Board will also  
11 look favorably on the plans as presented. Edward  
12 Crawford, 1013 Middle Street."

13 "To the Design Review Board: I would  
14 like to take this opportunity to introduce myself. My  
15 name is Nicholas Jones and I am the current owner of  
16 1023 Middle Street. I purchased what many have titled  
17 'The Barnwell Residence' this past March. I am writing  
18 to you today with great concerns for the proposed  
19 project that is being reviewed today located directly  
20 next to my property at 1019 Middle Street.

21 "I do not wish to take up any more of  
22 the Board's time than necessary, but I believe not  
23 taking a closer look at what is being suggested for 1019  
24 Middle Street will prove harmful for the long-term

25 outlook of our wonderful island. To this I will come  
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1 straight to the point of the letter.

2 "I am shocked that there has been no  
3 communication with any of the residents of the area  
4 concerning the size and scale of the proposed building.  
5 I would seek the Board's acquiescence on any final  
6 decision on this building before all the current  
7 residents have the opportunity to view and form an  
8 opinion on what will certainly effect the quality of  
9 life in the area.

10 "I have some very serious concerns with  
11 the actual layout and the footprint of the proposed  
12 building, as I do not believe it is in keeping with  
13 architecture or general feel of a very special part of  
14 Sullivan's Island.

15 "Having spoken to many people who have  
16 lived out on Sullivan's Island over the years, many  
17 people have expressed to me a great concern for the  
18 'McMansioning' of our great island. The proposed design  
19 at 1019 flies directly in the face of those very  
20 concerns.

21 "Just to keep this brief, I purchased my  
22 property at 1023 Middle Street with a purposeful intent  
23 on trying to save a part of Sullivan's Island history  
24 and the ambience that once taken away can never return.  
25 How can anybody say that over a 5,000-square foot

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1 structure directly next to mine helps to prevent the  
2 erosion of the best details that Sullivan's Island has  
3 to offer for future generations.

4 "I have attached a couple of photos of  
5 my house to this letter so that the Board may review  
6 just how different in scale and feel my property is  
7 compared to the 1019 proposal. I do hope that any  
8 decision made tonight is not a final decision until the  
9 other residents have the opportunity to be heard.  
10 Respectfully, Nicholas Jones."

11 Now we will move on to Randy. I guess  
12 the public comment session is closed. No, public  
13 comment. Yes, sir?

14 MR. STOCKTON: My name is Robert Stockton.  
15 I am an architectural historian, and I sit on the Board  
16 of Architectural Review in Charleston, and I am well  
17 acquainted with the architecture of Sullivan's Island,  
18 the historic beach houses.

19 And I find that this design, while it's  
20 not a bad design, I think it's proposed for the wrong  
21 location, and I find it incompatible with the historic  
22 beach houses, such as the Barnwell house, which should  
23 determine height, scale and mass as far as new  
24 construction is concerned.

25 MR. ILBERTON: Great. Thank you, sir. Any

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1 other public comment? The public comment section is  
2 closed.

3 Randy, any other comments?

4 MR. ROBINSON: The comments I do have are  
5 that -- and probably you have already heard some of  
6 these comments -- is that the houses to the west of this  
7 are larger homes. The Crawford house and the Ingle  
8 (phonetic) house are both large homes on the west side  
9 of this. The homes on the east side are smaller.

10 This whole area is in the historic  
11 district. So it's not just a matter of giving square  
12 footage, it's a matter of the design of this home that  
13 you-all are looking at. They did keep the flood  
14 elevation right where they needed to be. They can't go  
15 any lower. It seems like there was one more comment I  
16 wanted to make. That's it. That is all I have.

17 MR. ILDERTON: Great. Thank you.

18 MR. WRIGHT: Can I question Randy? Is that  
19 appropriate?

20 MR. ILDERTON: Sure. We can just open it  
21 up --

22 MR. WRIGHT: For discussion?

23 MR. ILDERTON: We can just open it up, if we  
24 want, because I had a couple of questions for Randy  
25 directly, too. But we can hit him once we -- or we can

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1 just open it up.

2 MR. WRIGHT: Go ahead. Whatever you want to  
3 do.

4 MR. ILDERTON: Well, let's just hear general  
5 comments from the individual Board members, and then we  
6 can open it up to a discussion. I think this is a  
7 particular item on tonight's agenda that I knew -- that  
8 I felt would be of some concern to the residents, as  
9 well as the Board. So, Fred, what do you think?

10 MR. REINHARD: First of all, it was a very  
11 nice presentation. Well done. The fact that the house  
12 is designed as a story-and-a-half house I think speaks  
13 volumes about the architects' efforts to try to keep it  
14 in keeping with other beach houses on Sullivan's Island.

15 Because the footprint is so big, as  
16 allowed by code, the roof would be extremely massive if  
17 it weren't for the punctuation of the different dormers,  
18 which, again, are a good indication of how to create  
19 usable living space under the roof without making it a  
20 true two-story house.

21 What is unfortunate is that it has to be  
22 raised ten feet off of the existing grade. I think the  
23 grade is 9 and flood is --

24 MS. NELSON: 19.

25 MR. REINHARD: -- 19, which adds a

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1 significant amount of mass to what would be -- would  
2 look more like a traditional, although on the large  
3 side, beach house. So I think the design is successful  
4 in terms of it being compatible with other houses on  
5 Sullivan's Island.

6 Now, having said that, I don't see any  
7 reason why you can't build a house like this and meet  
8 all of -- essentially all of the zoning codes, including

9 the elimination of that 179 square feet. I mean,  
10 179 square feet is less than half of this room, barely  
11 enough room to park my pickup in. So it's unfortunate  
12 that you have to be here for what I would call a lousy  
13 179 square feet.

14 So because this is a preliminary  
15 submittal, I would say -- I would encourage you to go to  
16 the next step, but I won't vote on it tonight favorably  
17 because I think there is no hardship shown to justify an  
18 additional 179 square feet and bring it to us for  
19 approval.

20 MR. ILDETON: Betty?

21 MR. HARMON: I would like to thank Herlong  
22 & Associates for giving us a color rendition. That is  
23 just wonderful. That is what I have asked for and  
24 pleaded for, and Steve finally gave in, I guess tired of  
25 hearing me talk about it. But, anyway, I would like to

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1 thank you all for doing that.

2 My sentiments are the same as Fred's. I  
3 think it's a good design where it is, and I think that  
4 we don't -- it's such a big house next to Crawford, to  
5 the green house, that maybe if you just didn't have to  
6 go that extra 175 square feet that maybe that would go a  
7 little way in pleasing everybody. So I would not vote  
8 for approval for it tonight.

9 MR. ILDETON: Thank you. Randy, I just  
10 want to clarify a few things. Even if they weren't  
11 asking for the additional square footage, of course,  
12 because it's in the historic district, they still have  
13 to come before us --

14 MR. ROBINSON: That is correct.

15 MR. ILDETON: -- I mean, for approval?

16 MR. ROBINSON: That is correct.

17 MR. ILDETON: And, secondly, there was a  
18 comment made earlier by the owner that -- and I am  
19 asking because I haven't studied it to this point.  
20 Could the house have been pushed out farther without any  
21 zoning allowances or anything like that? The house  
22 could have gone out 30 feet farther to -- yeah, to  
23 basically -- towards the water?

24 MR. ROBINSON: Yes, it could. The ocean  
25 side setback is regulated as --

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1 MR. ILDETON: Right.

2 MR. ROBINSON: They could be equal to any  
3 other house.

4 MR. ILDETON: So they could have pushed it  
5 out farther?

6 MR. ROBINSON: Oh, they could have pushed it  
7 out a good bit further.

8 MR. ILDETON: Because I looked at not that  
9 house, but I looked at the Barnwell house when it was on  
10 the market just because it was a fascinating house, and  
11 I saw that and was wondering about that myself.

12 And the other point I want to make,  
13 although I do think this is -- this is a large home.

14 But the structure there now, I remember it being put up,  
15 and it was put up rather hastily right after Hugo  
16 just to get Dr. Durst in there and in a structure, you  
17 know, and it's never been particularly architecturally  
18 interesting, or even well done or well built or anything  
19 else, in my opinion. I remember when that house was put  
20 up.

21 So what is there, it certainly wouldn't  
22 be, in my opinion, any loss for it to be replaced  
23 because it's, in my opinion, it's a fairly -- a  
24 structure that has very little -- very few redeeming  
25 qualities about it. So it would be nice to see that

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1 structure replaced with, obviously, a high-quality  
2 structure like this.

3 But I would be concerned about the mass.  
4 It's a shame the flood zone is the flood zone. There is  
5 nothing we can do about getting it lower. Because that  
6 was -- when I first looked at it I said, geez, why does  
7 it have to be so darn high. But I guess there is no way  
8 around that, unless maybe there is some architectural  
9 detailing, like dropping the skirt.

10 You know how you can drop the skirt of  
11 the house down visually to look like the water table is  
12 actually two or three feet lower than it actually is, or  
13 two feet, you know, to bring the mass of the house down  
14 so it looks like it's closer to the ground. Even though  
15 the floor level is up like that, and you can put your  
16 heating and air and stuff in that, but visually, to the  
17 eye, it's less lattice and more siding, but it wouldn't  
18 be -- I think it might be able to be done and still  
19 satisfy the flood laws if that was done, and still  
20 essentially have the same house.

21 So all of that said, I could probably  
22 give preliminary approval, but I think tonight we need  
23 to say that this is preliminary approval and that is  
24 what it is. It's not approval approval.

25 And so the comments made already

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1 hopefully are being taken by the architect and the  
2 owner. Thank you. That is all I have to say.

3 MR. WRIGHT: You asked two of the questions  
4 of the three that I had, so they have been answered.  
5 Randy, with respect to the three letters we have, where  
6 are those particular houses?

7 MR. ROBINSON: One is --

8 MR. WRIGHT: Three are in support. The one  
9 immediately north is who?

10 MS. COCHRAN: This is Crawford.

11 MR. WRIGHT: Where were the other two? They  
12 are across the street?

13 MR. ILBERTON: Yeah, they are across the  
14 street.

15 MS. COCHRAN: Oh, yeah, right across the  
16 street.

17 MR. WRIGHT: Okay. And the one to the south  
18 is the smaller residence that Mr. Fava was addressing,



19 correct?

20 MS. COCHRAN: Yes.

21 MR. WRIGHT: I would go with conceptual --  
22 if that is what you are asking for tonight --

23 MS. NELSON: Preliminary.

24 MR. WRIGHT: -- approval. And I, too, have  
25 a little bit of concern with the additional square

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1 footage, so take a look at that.

2 MR. ILDERTON: Do you want to respond?

3 MS. NELSON: I just wanted to point out that  
4 we are submitting for preliminary approval here.

5 MR. REINHARD: Excuse me. This says

6 conceptual.

7 MR. WRIGHT: It says conceptual.

8 MS. NELSON: Oh, conceptual. Sorry, for  
9 conceptual approval.

10 As Randy said, there is a mix of sizes.  
11 There are some very large homes in this neighborhood and  
12 there are some very small homes. And, as you can see,  
13 this home is kind of painfully astride the middle of  
14 that ground. It's a three-quarter acre lot. It's a  
15 large enough lot to accommodate a bigger house. The  
16 house that we are proposing is in a medium range.

17 If you will notice, in the way that we  
18 deigned the house, we did take all of the smaller  
19 elements of the house and bring them to the smaller  
20 side. We took the longer, bigger, heavier facade and  
21 took it towards the larger house.

22 We felt that this neighbor, because this  
23 facade was so much larger, would be the one that was  
24 most affected by kind of a larger wall. And so we did  
25 have a lot of conversation with him, as well as with

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1 some of the other neighbors, but we were trying to be  
2 very sensitive to the fact that there is a mix of homes  
3 in this neighborhood, and we are kind of trying to reach  
4 that middle ground in between.

5 As far as the height goes, we are happy  
6 to look at any architectural feature that we can do  
7 within the code to kind of lower that, but we will also  
8 have the ability to bring the landscape up at that house  
9 that will visually bring this down to the ground.

10 As you can see, it's a tremendously  
11 landscaped and treed lot. There is not a tremendous  
12 amount of direct vision for any of the facade to this  
13 house. Even the ocean facade is far enough away and is  
14 broken up enough.

15 We have reduced the width of it from the  
16 ocean so that it's not overwhelming from the ocean side.  
17 It's certainly not overwhelming from the street side,  
18 and we did try to pay attention to having this facade  
19 not overwhelm this house and the larger facade work with  
20 this house. So we are very happy to work on any  
21 suggestions that you have.

22 As far as the square footage goes, I  
23 understand that there are many times that the Board does

24 grant additional square footage and there have been  
25 times that it's been denied. It is a minimal amount of  
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1 square footage.

2                   And while I recognize that in our  
3 presentation we didn't really bring up any of the  
4 hardships. But, again, I think we have all, throughout  
5 the years, understood that when you do a one-story home  
6 we know that we spread the footprint of that house.  
7 Spreading the footprint of the house automatically adds  
8 hallways that aren't useful purposeful space.

9                   Those little hallways add up. That is  
10 why this number isn't a home theater. It isn't a new  
11 room. It's small amounts everywhere that connect the  
12 link, the ability to try and make this connection. This  
13 here requires a hallway to get to it. Those little  
14 amounts in square feet do add up, so there is some  
15 hardship there.

16                   We also did a lot to work around this  
17 tree, pulling this house back, kind of squeezing it  
18 between this line, that we didn't have to do, but wanted  
19 to do because of the neighbors, and keeping this  
20 beautiful tree, which is one of the prettiest elements  
21 as you walk into the front of the house.

22                   So we did work within some significant  
23 confines and did the best we could to keep the square  
24 footage as low as we did. So it wasn't just a  
25 willy-nilly decision to let's tack on the extra

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1 174 square feet.

2                   That being said, as just some sort of  
3 answer to some of the questions that we had, I am not  
4 100 percent sure with the Board here now if we are  
5 moving forward with our conceptual submittal. We have a  
6 very reduced Board here. If we move forward and we are  
7 denied, we can no longer bring this back to the Board.

8                   I am wondering, do we need to pull this  
9 submittal? Have we answered questions significantly  
10 enough and are we close enough in this design to move  
11 forward from conceptual, taking these comments that we  
12 have heard and making tweaks and adjustments for the  
13 next submittal?

14                   MR. ILDERTON: I can't tell you what the  
15 outcome of the --

16                   MR. WRIGHT: It's a good question.

17                   MR. ILDERTON: Yeah. If you-all want to  
18 pull it, you can pull it and come back again next month  
19 if you-all choose to do that.

20                   MS. NELSON: What are our consequences if we  
21 are denied on this application tonight?

22                   MR. ILDERTON: Randy?

23                   MR. ROBINSON: That is what I'm looking at  
24 right now.

25                   MR. ILDERTON: I would think if you were

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1 denied you could modify it and come back again with as  
2 little or as much modification as you want. I mean, I

3 would think that would stand to reason, but Randy will  
4 look at that zoning ordinance we have there.  
5 MR. ROBINSON: I don't think there is a time  
6 limit on it. I don't think there is anything limiting  
7 you from coming back to the Design Review Board. If  
8 this was the Board of Zoning Appeals, yes, you would be  
9 limited to not coming back for two years.  
10 But for the Design Review Board, I  
11 really -- I am looking it over, time limitations, and  
12 there isn't anything in here.  
13 MS. NELSON: Then we would like to proceed  
14 and then ask for your preliminary -- or, sorry,  
15 conceptual approval to move forward.  
16 MR. ILDEBERTON: Before we vote, we will just  
17 make a general comment. You-all have heard the  
18 comments. And whatever the outcome is, whether it's  
19 denied or whether it's approved, I would, if I were the  
20 architect, would work on, you know, trying to satisfy  
21 some of the observations of the Board, and just as a  
22 suggestion for the next round. So whatever happens.  
23 All right. Shall I call for a motion?  
24 MS. HARMON: I make a motion that we deny  
25 this application.

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1 MR. REINHARD: Second.  
2 MR. ILDEBERTON: Second. Discussion?  
3 Everybody in favor of the motion?  
4 MS. HARMON: Aye.  
5 MR. REINHARD: Aye.  
6 MR. ILDEBERTON: Anyone opposed?  
7 MR. WRIGHT: Aye.  
8 MR. ILDEBERTON: Aye.  
9 I am afraid you have to come back and  
10 see us again.  
11 All right. Are we all here? 2420  
12 Myrtle, historic alteration. Randy, what do you think?  
13 MR. ROBINSON: Give me a second and I will  
14 be right with you.  
15 MR. ILDEBERTON: Yes, what do you think?  
16 MR. ROBINSON: Anyway, this is for 2420  
17 Myrtle Avenue. I know you-all have looked at this  
18 structure. I'm tickled to death that we are getting a  
19 chance to look at this.  
20 COURT REPORTER: I'm sorry. I can't hear  
21 you.  
22 MR. ROBINSON: Oh, I'm sorry.  
23 MS. KENYON: Excuse me. Be quiet, please.  
24 MR. ROBINSON: Okay, 2420 Myrtle Avenue.  
25 This is a landmark structure. It's within the historic

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1 district. They are asking for demolition of a portion  
2 of this structure, and then an addition to the  
3 structure, also.  
4 They are asking for a second floor side  
5 facade setback of 100 percent, and the principal  
6 building side facade they are asking for a 14-foot  
7 variance on that. It will be a little larger than is

8 allowed, but they do get a historic exemption on the  
9 structure of 50 percent.  
10 In front of you you will see pictures of  
11 the old house. There is also the historic survey, the  
12 site plan where the house is going to go, and  
13 elevations. And I will reserve my other comments for  
14 later.

15 MR. ILDERTON: Thank you. Yes, sir?  
16 MR. CLOWNEY: I'm Beau Clowney. And Michael  
17 and Allison Brewer, who are here today, hired us to work  
18 on this project. We have worked with them in the past.  
19 They do great work. We have worked a lot with Michael  
20 and his uncle, George Malonas, so we are really excited  
21 that they found this house.

22 When they came to us we were really  
23 excited because the thing about this house, which I'm  
24 sure most of you guys would agree with, is what is so  
25 wonderful about it is the purity of it. And if you look

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1 at this picture right here, the way it looks, and then  
2 you see this little guy in the back. And that is our  
3 goal, is really to just do something that totally evokes  
4 the spirit of Sullivan's Island.

5 And so with their program, and the fact  
6 that it's on this piece of property, and it goes kind of  
7 from street to street, there is just a real great  
8 opportunity to do three nice, pure little dwellings that  
9 are connected very minimally to one another by these  
10 glass walkways.

11 So it speaks for itself. It's very  
12 straightforward. You will see that the front house, the  
13 old house, which is about the turn of the century, is a  
14 little two-story structure. The middle volume here,  
15 they have this sort of glass connection here and the  
16 middle volume here is a one-story structure. And then  
17 on the back, that becomes kind of a one-and-a-half-story  
18 structure back there.

19 So it's really kind of a dream come true  
20 for this particular lot and for how you would really  
21 look and analyze the wonderful sort of components of the  
22 architecture of the island. And Kate can fill you in on  
23 a lot of the other details.

24 MR. ILDERTON: Great.  
25 MS. CAMPBELL: Another couple of things that

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1 we are doing is -- you have probably been out there and  
2 noticed that the house is very close to the street. We  
3 are interested in moving it back off the street  
4 slightly, and also kind of centered in the lot. We are  
5 open to suggestions on that as well. We like the  
6 relationship of it to the street, but we just would like  
7 a little bit more buffer, so we are proposing to move it  
8 back about 20 feet.

9 And also the current house is about  
10 18 inches below flood to the finished floor, and so we  
11 are proposing to bring it up so that basically the  
12 bottom of the structure is right at the AE-14 flood

13 level. So we are trying to minimize it from being a  
14 high -- you know, basically keeping it low to the ground  
15 so that it maintains the character of kind of the way it  
16 is now currently.

17 Also, one other thing, we are asking  
18 for -- this house is -- you can get the historic  
19 exemptions. And when we submitted the application last  
20 month, we asked for the full impervious exemption, not  
21 really knowing exactly how the landscape was going to be  
22 working. And since then we have -- and that was also  
23 included in the driveway. It's a completely impervious  
24 surface.

25 Since then the owners decided that they  
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1 want some sort of pervious driveway, so that actually  
2 reduces the amount that we are asking for.

3 And we are also going to do some sort of  
4 pool patio, but basically we are wanting to kind of have  
5 minimal pervious surfaces. And so we really, probably  
6 in the final, will be asking for more like 340 square  
7 feet versus like 689. So it would be more like just  
8 below 50 percent, but it may even be less than that.  
9 So, in any case, we won't be asking for 100 percent in  
10 final approval, just so we are clear on that.

11 And I think Randy went over the other  
12 variances we are asking for, so --

13 MR. ILDEBERTON: Great.

14 MS. CAMPBELL: Thank you.

15 MR. ILDEBERTON: Thank you. Is there public  
16 comment on this application? Yes, sir?

17 MR. FAVA: Hi, I'm Eddie Fava. I live at  
18 2424 Myrtle right next door to this house, and very  
19 happy to welcome the Brewers, and excited that they are  
20 doing it, and the proposal that Bo and his team have  
21 come up with, as sensitive as it is.

22 I do have a couple of points, all which  
23 were discussed with them. I just, for the record, think  
24 that that block is a very unique block, as is the one in  
25 front of it, in that most of them are older homes and

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1 smaller homes and very close to the street.

2 I have no problem with what they are  
3 proposing as far as setting it back. But I think  
4 everything that comes before you, we should just be  
5 mindful of that because it really retains the character  
6 of that area.

7 The things that we have talked about, I  
8 would respectfully request that they try to work within  
9 the impervious lot coverage as it's allowed rather than  
10 requesting any more. My lot, in particular, is a lower  
11 lot, and ran up against the same thing, and so I am  
12 pretty confident it can be done, and would like to ask  
13 that that happens.

14 And we have talked about trees. I  
15 believe there are several that need to be removed, and I  
16 don't think all of them are well, so that is something  
17 that just would be augmented as per the ordinance if

18 they are removed and the documentation of that.  
19 And, lastly, and I spoke with Bo and  
20 Justin earlier, if there was any room that that section  
21 that is a 19-foot setback now in the center, to shift  
22 however slightly the opposite direction. There is ample  
23 room. And they said, I think, with the current plan  
24 that that is possible of a foot or so.  
25 But I'm in support of the application

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1 with those things noted, and just most particularly to  
2 try to work within the impervious allowance without  
3 requesting additional.  
4 MR. ILBERTON: Great. Thank you, sir. Any  
5 other public comment? The public comment section then  
6 is closed. Randy, do you have anything?  
7 MR. ROBINSON: I have a few comments on  
8 this. They are only asking for preliminary at this  
9 time, so there is plenty of time to tweak this plan.  
10 You know, one thing, I just hate to see  
11 this house go up any higher than it needs to, you know.  
12 I just feel like if you take this house up high that  
13 it's going to lose that feel from the street, especially  
14 if you move it back. I have a little concern over that.  
15 My other concern is the chimney on this  
16 kitchen house, or whatever, off the side of this  
17 structure is going to be removed. That is a pretty  
18 significant feature on this island on these little  
19 structures on the kitchen houses, and I would hate to  
20 see that removed.  
21 And awnings, you know, there is a place  
22 in my heart for awnings, and it's going to be gone. But  
23 those are things that you-all can look at later.  
24 I also was looking for a little  
25 historical background on what kind of railings were

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1 actually on this house. I see Bo has put horizontal  
2 railings, and that could even be changed, but I really  
3 couldn't find anything. I looked in all our historical  
4 literature. I actually called Marshall Stith, because I  
5 know he has some historical stuff, and he actually said  
6 he had a video taken very many years ago of the owners  
7 of the house, and it was an interview on the front  
8 porch, and it may show what kind of railings were on  
9 that house originally, and I will keep working on that.  
10 Let's see. Other than that, I don't  
11 have any problem with it. I think it's nice.  
12 MR. ILBERTON: Thank you. Duke?  
13 MR. WRIGHT: I think the solution is really  
14 good. But I spent some time over there today, and I  
15 don't know how much time members of the Board have spent  
16 there, but this is almost worthy of a Board visit to  
17 look at this wonderful little house and what is proposed  
18 to be done to it.  
19 I am in favor of it, but I just think  
20 the Board needs to really see -- and I think Randy's  
21 comment about the chimney is very valid. So we ought to  
22 go look at it.

23 MR. ILDERTON: Great. Thank you, sir.  
24 MR. WRIGHT: That is all I have to say.  
25 MR. ILDERTON: I'm in favor of it, also.

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1 This is preliminary approval, so we do have time between  
2 now and the next time to look at it and for things to be  
3 adjusted, whether it's to accommodate the neighbors, or  
4 the owners, or the Board or Randy's observations. But  
5 I'm essentially in favor of it, so we can move on.

6 Steve, what do you think?  
7 MR. HERLONG: I have a question. What is  
8 the actual historic status of the home? Is it -- it's  
9 not on the altered list?

10 MR. ROBINSON: No. It's a landmark  
11 structure.

12 MR. HERLONG: It's a landmark structure?

13 MR. ROBINSON: It is.

14 MR. HERLONG: And, again, we have had this  
15 type of submittal in the past. I mean, I feel like it  
16 was almost originally sited as a mistake being that  
17 close to the street. It just seems odd to be that  
18 close. But, again, you get into the issue of taking a  
19 historic structure and moving it.

20 I feel like you have the opportunity to  
21 recreate a foundation, yet striking it to current codes  
22 when you move it. So it's just something we need to  
23 discuss and think about. But I agree, because of its  
24 status, it would be a good idea to do a site visit. We  
25 tend to do that for this type of structure.

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1 MR. ILDERTON: Sure. Okay. Betty?

2 MS. HARMON: I agree. I think we ought to  
3 go. Since it is a landmark house, we need to go look at  
4 it. And, also, try to find -- where did you get the  
5 additions are not part of the -- I mean the years that  
6 the additions were put on and stuff like that.

7 MR. CLOWNEY: From what we can detect -- go  
8 ahead.

9 MR. BREWER: I can add this. I am Michael  
10 Brewer, the owner, or potential owner of the house. And  
11 I actually hired Russell Rosen to go in and inspect the  
12 house, and he was able to look at the framing, and you  
13 can tell that the framing on the one-story addition is  
14 all contemporary framing. He thought maybe '60s. He  
15 said he could say maybe '50s.

16 But in looking at the house, the whole  
17 foundation is three different types of foundations.  
18 There is a little bit of piles, a little bit of blocks,  
19 so I have to rebuild the whole foundation.

20 And elevating the house, I would love it  
21 to stay as close to the ground. We are only bringing it  
22 up, Randy, just so it's right at flood. I mean, if I  
23 could have it 12 inches lower, I would love it. But  
24 Russell just talked about the foundation, the rear  
25 addition, so I had him look at it first.

0051

1 MR. CLOWNEY: It was also my impression that

2 this chimney was later. It's not original to the house.  
3 MS. HARMON: Maybe we can find out more  
4 information.  
5 MR. CLOWNEY: Yeah, absolutely.  
6 MS. HARMON: So that can be done before we  
7 just say that can be taken off, being that this is a  
8 landmark. I'm in favor of what you are trying to do,  
9 don't misunderstand me, but I want to make sure that we  
10 treat this as special as it is.  
11 MR. BREWER: And I agree, and I would love  
12 for you to look. And I would just like to say on the  
13 original house, my wife's intention is to keep it as  
14 original as possible down to the windows. We are going  
15 to do single glaze windows on that portion only, open  
16 the porch back up. As you see, it's enclosed. We are  
17 going to open that all back up.  
18 MS. HARMON: Well, you have done some nice  
19 things. You know, that is not my point. I believe you  
20 are trying to do the right thing with it. I do think  
21 that we need to have a Board visit.  
22 MR. BREWER: Sure.  
23 MR. ILBERTON: Fred?  
24 MR. REINHARD: It's good. It's a wonderful  
25 solution on how to add more living space to an existing  
0052

1 landmark structure which is way forward on a very  
2 adequate lot.  
3 I like the concept of the connectors  
4 between the different building modules. I think that is  
5 a home run. It's the kind of stuff that I like to see  
6 up here.  
7 And my only comment would be with the  
8 street, the front elevation, the street elevation, that  
9 street presence, the restoration of that nice house, and  
10 even lifting it up a little bit actually adds to it, I  
11 think. The pictures of the other house also look like  
12 it was a mistake. They put it too low and too far  
13 forward. But that little bit up just gives it just  
14 enough riser height on the stairs to give some vertical  
15 proportion to the house that was so out of whack on the  
16 previous submission because of the flood plain thing.  
17 The only comment I would have, a  
18 non-positive comment, is I don't really like that little  
19 shed roof bump-out spoiling that front elevation. If  
20 there is a way that you could nullify the impact of that  
21 shed on the right-hand side on the new addition.  
22 MR. CLOWNEY: This guy right here?  
23 MR. REINHARD: Yes.  
24 MR. CLOWNEY: That's in the distance back  
25 here.

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1 MR. REINHARD: It is in the distance. That  
2 is the only thing that kind of takes away from what is  
3 essentially a restoration of a very lovely old house.  
4 That is my comment.  
5 MR. CLOWNEY: Can I make one comment?  
6 MR. ILBERTON: Sure.



7 MR. CLOWNEY: Just addressing the railings,  
8 we don't intend for this to be like an encyclopedia of  
9 styles of Sullivan's Island, so we are definitely really  
10 going to study exactly the rails and figure it out.

11 But we also do know that we don't want  
12 it to be sort of fluid all the way throughout. In other  
13 words, we were thinking of doing a different type of  
14 rail on this structure, but these two houses would have  
15 possibly a similar rail.

16 I mean, it's something that we are open  
17 to, and I'm interested to hear your comments on it. But  
18 we really love this idea, so hopefully we can find  
19 something that maybe can tell us.

20 MR. ROBINSON: I did look at a couple of  
21 houses down the street.

22 MR. CLOWNEY: Yeah. I mean, we are open.  
23 We just don't want it to all match.

24 MR. ROBINSON: Right, it shouldn't.

25 MR. ILDERTON: Great. Thank you. Do I hear

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1 a motion?

2 MR. REINHARD: Move for preliminary -- or  
3 was it conceptual or preliminary? Conceptual approval.

4 MR. ILDERTON: Do I hear a second?

5 MR. HERLONG: Second.

6 MR. ILDERTON: Discussion? Everybody in  
7 favor?

8 MR. WRIGHT: Aye.

9 MR. ILDERTON: Aye.

10 MR. HERLONG: Aye.

11 MS. HARMON: Aye.

12 MR. REINHARD: Aye.

13 MR. ILDERTON: Great.

14 MR. WRIGHT: And we need to set up a date.

15 MR. ILDERTON: And if we set up a date -- or  
16 when we set up the date, the architects and the owners  
17 need to be notified of that date so if they would like  
18 to participate in our visit, they can participate.

19 MS. KENYON: You are going to meet before  
20 next month?

21 MR. ILDERTON: Yes.

22 UNIDENTIFIED SPEAKER: Is there a written  
23 report that is issued from that, or is it just the  
24 outcome of the next meeting?

25 MR. ILDERTON: No. It's just -- yeah, it's

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1 not an official meeting. Well, maybe it is. I don't  
2 know if it's a quorum --

3 MS. KENYON: There will be a quorum before  
4 the meeting next month.

5 MR. WRIGHT: We will probably meet there a  
6 half hour before the regular meeting next month and call  
7 the meeting to order there so --

8 MR. ILDERTON: Yeah, we have done that in  
9 the past.

10 MS. HARMON: So we would set that meeting  
11 then for, say, 30 minutes before?

12 MS. KENYON: Yes.  
13 MR. ILDERTON: Before the next meeting. All  
14 right. That's fine. It will be 30 minutes before the  
15 next meeting.  
16 MR. WRIGHT: Will it be dark at that time?  
17 MR. ILDERTON: It will be pretty close.  
18 MS. HARMON: We better make it at 5:00.  
19 MR. WRIGHT: 5:00.  
20 MS. KENYON: 5:00.  
21 MR. ILDERTON: We are going to meet at 5:00.  
22 All right. We have on the agenda discussion of -- are  
23 we doing this discussion? Can we just do it another  
24 time? Duke has to go. We have a discussion of staff  
25 approval.

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1 MS. KENYON: Are you against his approval?  
2 MR. ROBINSON: Open it up and let me give  
3 you a staff discussion real quick. It will only take a  
4 second.  
5 MR. ILDERTON: Go for it.  
6 MS. KENYON: Everybody outside.  
7 MR. ILDERTON: Okay. Go for it, Randy.  
8 MR. ROBINSON: This will be real quick. Oh,  
9 what was the address?  
10 MS. KENYON: 2802. Was it 2802?  
11 MR. ILDERTON: 2608.  
12 MS. KENYON: 2608.  
13 MR. ROBINSON: 2608. They wanted to come in  
14 and just change the windows on the sides and the rear of  
15 the structure. They were older windows, but they were  
16 probably only 20 or 30 years old. I went out and looked  
17 at the structure. The windows on the porch are great.  
18 They are the old historic windows, original windows to  
19 the house, but these other ones were not, nothing  
20 historic.  
21 So I did allow them to put on a wood  
22 simulated divided light. So they have grids on the  
23 outside, grids on the inside, mullions in the inside of  
24 the glass. And I don't think you-all have any problem  
25 with it, so --

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1 MR. ILDERTON: No.  
2 MS. KENYON: Guys, let's hear a hand. It's  
3 his first one.  
4 MR. ILDERTON: Oh, okay.  
5 (Applause.)  
6 MS. HARMON: Randy, do you want to bring up  
7 mine, too, since I'm going to do that? I have already  
8 told the Board members.  
9 MR. ROBINSON: Do what?  
10 MS. HARMON: On my house, changing the  
11 rotten --  
12 MR. ROBINSON: That is just a repair.  
13 MS. HARMON: Okay.  
14 MR. ILDERTON: We are adjourned.  
15 (The meeting concluded at 7:10 p.m.)  
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1 STATE OF SOUTH CAROLINA )  
2 )  
3 COUNTY OF CHARLESTON )

4 I, Nancy Ennis Tierney, Certified Shorthand Reporter  
5 and Notary Public for the State of South Carolina at  
6 Large, do hereby certify that the foregoing hearing was  
7 taken at the time and location therein stated; that the  
8 hearing was recorded stenographically by me and was  
9 thereafter transcribed by computer-aided transcription;  
10 and that the foregoing is a full, complete and true  
11 record of the hearing.

12 I certify that I am neither related to nor counsel  
13 for any party to the cause pending or interested in the  
14 events thereof.

15 Witness my hand, I have hereunto affixed my official  
16 seal this 29th day of October, 2009, at Charleston,  
17 Charleston County, South Carolina.

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24 \_\_\_\_\_  
25 Nancy Ennis Tierney  
CSR (IL)  
My Commission expires  
April 6, 2014